

4426 Park Blvd. - Upgrades and Amenities List

Total of over \$90,000 in Home Improvements within last 5 years

Over \$65,000 of Improvements/Upgrades within last 3 years, 2022-2025

- **Earthquake retrofit** - 2023: \$14,958
- Driveway replaced - 2022: \$15,748
- Front Brick walkway - 2022: \$950
- Interior completely painted - 2022: \$22,000
- Attic Insulation increased to R-44 - 2023: \$2895
- New downspouts and additional drainage pipe - 2023: \$1,900
- Re-landscaped front yard finished in drought tolerant plantings - 2023: \$1,915
- Moen garbage disposal - 2024: \$550
- Combo lock on side gate - 2024: \$100
- Shower Door & glass enclosure in en-suite - 2025: \$1,600
- All Smart devices in home are Apple Homekit compatible:
- Eufy smart video camera doorbell - 2023
- Ecobee smart thermostat - 2023
- Rachio smart irrigation - 2023
- August smart front door lock system - 2023 - with installation smart devices valued at over \$1,500

Nearly \$30,000 in Improvements/Updates completed August/September 2025!

- Modified Bitumen Roof 3-level system coating: \$9,500
- Sewer lateral compliance completed and certified: \$2,100
- Sidewalk compliance completed and certified: \$1,800
- Home exterior and some interior painted, redwood deck re-stained: \$14,240
- *All Section 1 repairs completed*

For complete details, please visit:
4426ParkBlvd.com

Improvements/Updates 2013-2021

- Pipes replaced with Copper plumbing
- Removed tub and installed new tile shower and glass enclosure in hall bath
- Large elevated redwood deck added in backyard
- Samsung Washer/Dryer Combo installed in kitchen
- Custom shades in dining room
- Custom roman shade on large kitchen window
- 2" Blinds installed in en-suite and in 2nd bedroom
- Lined silk panels in living room and 2nd bedroom

Home was remodeled in 2010 and upgrades included:

- Dual pane windows installed
- Recessed lighting in living room and entry
- Warm toned wood cabinetry in kitchen and baths
- Stone backsplash in kitchen
- Solid Granite countertops in kitchen and bathrooms
- Stainless appliances including:
- Gas stove
- Dishwasher
- Side by Side Refrigerator with water and ice
- Washer and Dryer
- Sewer lateral replaced

Additional home amenities include:

- Hardwood floors in most of the home
- Tile floors in kitchen and bathrooms
- Coffered ceilings in living and dining rooms
- Recessed lighting in living room
- Built-in book shelves flank the fireplace
- Custom 12" wood baseboards in much of the home
- Dining room - custom roller shades allow natural light while providing privacy
- Arched transition from living to dining rooms
- Large fully landscaped backyard with fruit trees



Angela Fitzgerald

DRE 01353845
925.858.9316
angela.fitzgerald@compass.com

COMPASS